

**SITE PLAN COMMITTEE
OCTOBER 12, 2004**

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, James Aucamp, Jr., Sam Engel, Jr., and Jeff Evans. Also present were Fire Chief Don DiPetrillo, Planning and Zoning Deputy Manager Marcie Nolan, Planners Chris Gratz and Annie Feng and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: April 27, 2004
September 21, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Evans to approve the minutes of April 27, 2004, and September 21, 2004. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 7-9-04, Town of Davie Fire Administration and Public Works Buildings, 6903 and 6917 Orange Drive (CF) (tabled from September 21, 2004)

Chris Zimmerman, Kim Zimmerman, and Jim Mullen, Jr., representing the petitioner, were present. Ms. Feng read the planning report. Mr. Zimmerman indicated that he concurred with the report. He used several renderings and a color board to clarify the intent of the project.

A lengthy discussion ensued regarding the traffic flow in the parking areas; buffering between the complex and neighboring residences; the landscaping around air conditioning condensers; siding material for the buildings; ADA regulations; and general landscaping.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve subject to the planning report and that the south parking lot off Orange Drive be changed to a one-way drive around the entire lot with 60-degree angle parking; that a sidewalk be added from Orange Drive to an entrance of choice under a covered canopy; and to check that all restrooms were handicapped accessible. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Aitken – yes; Mr. Aucamp – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

3.2 MSP 2-2-04, Lakeside Village at Davie, 6990 Griffin Road (West Gateway, Zone 1 and A-1)

Dick Coker, Joseph Thalenfeld, Howard Jablon and Jordan Klemow, representing the petitioner, were present. Mr. Gratz read the planning report.

With the aid of many renderings and a master site plan, Mr. Coker clarified the intent of the project. Board members commented that this was the first major project on the Griffin Road Corridor and they agreed that the overall concept had been well done.

The first item of discussion was the roofing materials and Mr. Klemow agreed to remove the dimensional shingles as a roofing material for the single family houses.

Mr. Engel asked if public relations meetings with neighbors had been held and Mr. Coker responded affirmatively speaking of what had taken place and of the meetings that were planned.

Chair Breslau questioned the placement of the lift station easement knowing that the applicant had limited locations. Mr. Jablon confirmed that it was his only option and they discussed and agreed on the fencing and planting material to be used to screen the apparatus.

SITE PLAN COMMITTEE
OCTOBER 12, 2004

Other items discussed at length were: the sidewalk clearance around dumpster locations to which the applicant was advised it needed changing in order to meet Code; that parking for the eastern mixed-use building was located to the east of that building which was viewed as poor marketing for the retail uses and would adversely impact residences within the project; architectural features to identify the entrances to the condominium townhouses in the mixed-use buildings; architectural features concerning the five single-family models; extending a sidewalk to the grassy walk in order to meander along the canal and the lake; consistent identification of models on plans; street or road markings to identify pedestrian crossings; and plant material for single-family house 4026 C.

Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the planning report and these several items: 1) that on the single-family houses model "A," add stucco banding, stucco treatment, or shutters on the side windows; 2) models "B" and "C," add the same treatment of stucco banding, trim, or shutters on the second floor windows; 3) on the "D" model, same comment on the sides of the first and second floor windows; 4) remove the option of dimensional shingles for the roofing on the single-family houses; 5) put together a color board for the Town Council meeting; 6) that the lift station be fully fenced and landscaped with 40-inch Podocarpus; 7) that the parking for the eastern most building be flipped to the west abutting the main entrance and that whatever issues result with traffic, that it be handled with either surface markings or signage or stop signs in order to make the condominium units more marketable and the retail/office more accessible and that this change would isolate and separate that commercial type traffic away from the single-family community; 8) that at the rear elevation of the condominium buildings on Griffin Road where the garages were located, address the entrance doors by either raising a canopy over the doors or adding a couple of columns so that they were easily identified and clarify the address numbers for those units; 9) address the sidewalks around the dumpster areas to meet Code; 10) re-examine the parking to be sure it is easily accessible to get from the parking area into the office/retail units; 11) that in the single-family area where the dead end road abuts the canal, extend one of the sidewalks over to the edge of the easement; 12) that all the models be consistently identified as A, B, C, D and E on all the plans; 13) that on the "C" model, provide access to the front porch from the driveway and change the planting material from Jathropha to Illex; and 14) on all the roadway crosswalks, make pavement markings or texture changes [pavers] to easily identify pedestrian crossings. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Aitken – yes; Mr. Aucamp – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

Mr. Engel suggested that an annual inspection of established businesses be made in order to be sure the original landscape plans had been maintained. Mr. Gratz advised that a "commercial inspection program" was being developed by Code Compliance.

**SITE PLAN COMMITTEE
OCTOBER 12, 2004**

6. COMMENTS AND/OR SUGGESTIONS

Chair Breslau indicated that against his better judgment and only because it was for a school, he had voted to approve the site plan for the Montessori Institute of Broward. He explained that he had encountered the same traffic situation as had been proposed for that project whereby the parked vehicles backed into the drop-off and pick up circulation on the traffic plan. Although the intention was to have school personnel outside directing traffic, invariably they were not and, therefore, the bottleneck was chaotic. Chair Breslau expressed that in the future, someone with more professional expertise in traffic engineering needed to reexamine this issue.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6 p.m.

Date Approved: _____

Chair/Committee Member